

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 8, 2016**

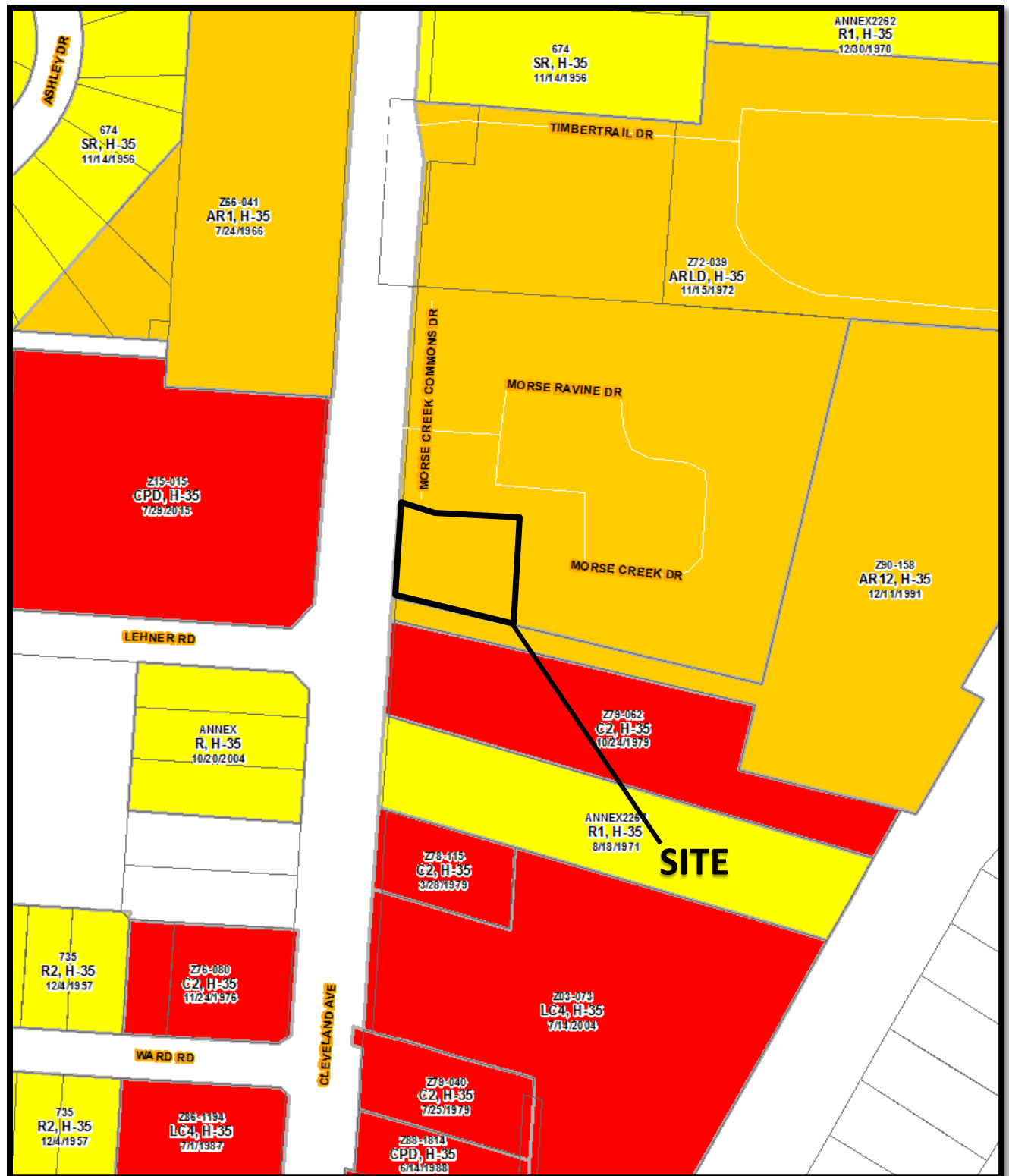
- 6. APPLICATION: Z16-031**  
**Location:** **4080 CLEVELAND AVENUE (43224)**, being 0.33± acres located on the east side of Cleveland Avenue, 815± feet north of Ferris Road (010-057932, Northland Community Council).  
**Existing Zoning:** ARLD, Apartment Residential District.  
**Request:** C-2, Commercial District.  
**Proposed Use:** General office.  
**Applicant(s):** Ryan & Kindra Esau; 12455 Kiousville Palestine Road; Mt. Sterling, OH 43143.  
**Property Owner(s):** Same as applicant.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

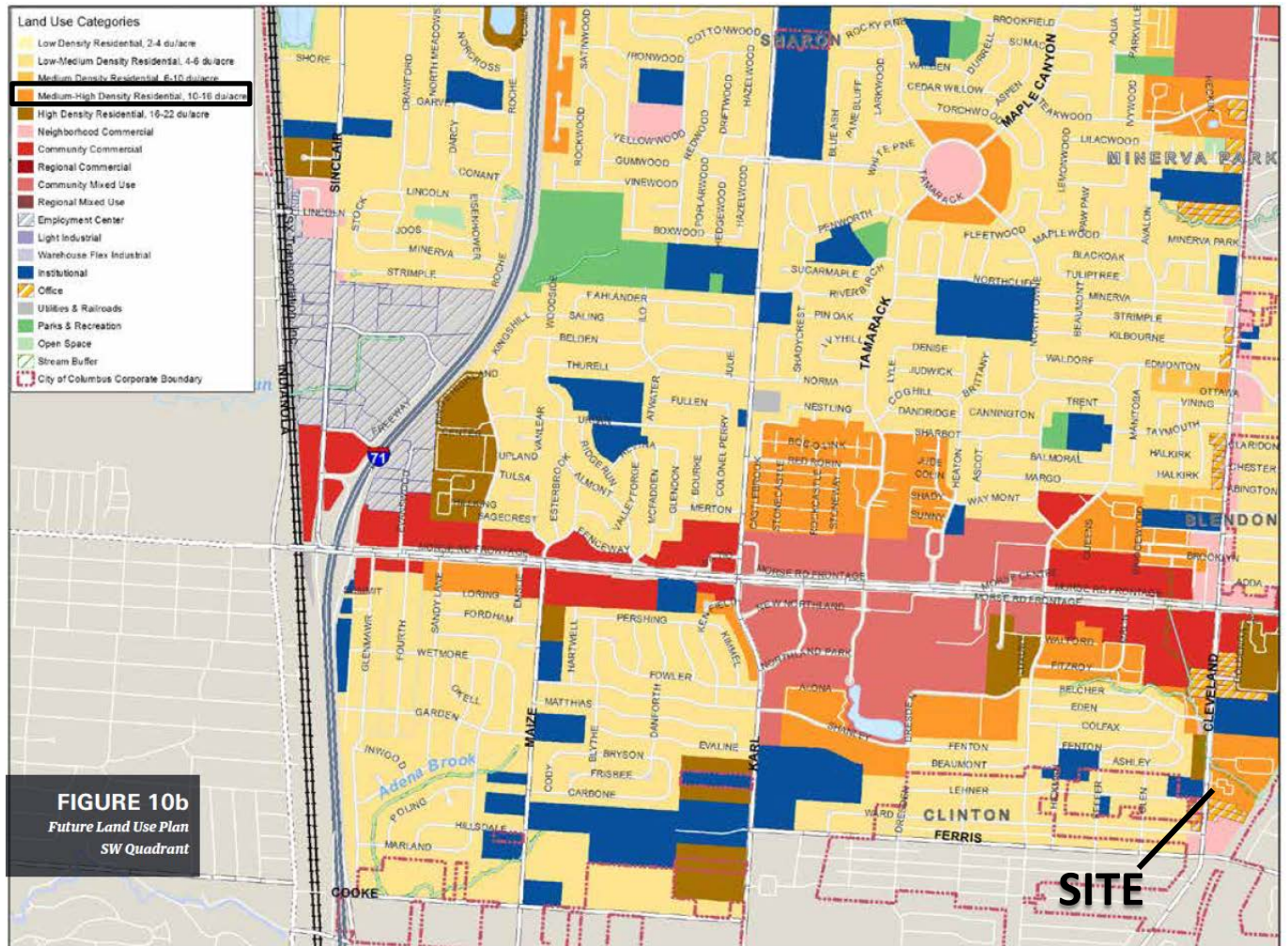
- The 0.33± acre site consists of a single parcel zoned ARLD, Apartment Residential District, and is developed with a single-unit dwelling. The applicant is requesting to rezone the parcel to C-2, Commercial Office District to allow general office uses within the existing structure.
- To the north and east of the site are apartments in the ARLD, Apartment Residential District. To the south is a mixture of residential and commercial uses in the varying commercial Districts. To the west is a library in the CPD, Commercial Planned Development District.
- The site is located within the boundaries of the *Northland I Area Plan* (2014) which recommends “medium-high density mixed residential” for this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation was for approval.
- The *Columbus Thoroughfare Plan* identifies Cleveland Avenue as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from the centerline.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested C-2, Commercial District will permit a general office uses that are compatible with the density and development standards of adjacent commercial and residential developments along Cleveland Avenue. The *Northland I Plan* recommends this site for medium-high density mixed residential. Staff recognizes that existing office zoning and uses are located directly to the south and find that these uses are also supportable at this location.



Z16-031  
 4080 Cleveland Avenue  
 Approximately 0.33 acres  
 ARLD to C-2



NORTHLAND I AREA PLAN - FUTURE LAND USE PLAN

Z16-031  
4080 Cleveland Avenue  
Approximately 0.33 acres  
ARLD to C-2





Z16-031  
4080 Cleveland Avenue  
Approximately 0.33 acres  
ARLD to C-2



Northland Community Council  
Development Committee

Report

August 31, 2016 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

**Meeting Called to Order:** 6:30 pm by chair **Dave Paul**

Members represented:

*Voting: (17): Albany Park (APC), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem Civic Association (SCA), Sharon Woods (SWCA), Woodstream East (WECA). Non-voting: NCC president Emmanuel Remy.*

**Case #4:** Application #Z16-031 (Rezone 0.33 AC± from ARLD/Apartment Residential-Low Density to C-2 for insurance or other professional office – *Tabled from July 2016*)

Ryan and Kindra Esau  
4080 Cleveland Avenue, 43224 (PID 010-057932)

- *The Committee approved (16-0 w/ 1 abstention) a motion (by KWPCA, second by PCHA) to **RECOMMEND APPROVAL** of the application.*
-